

# \$279,900 - 4, 810 2 Street Ne, Calgary

MLS® #A2177109

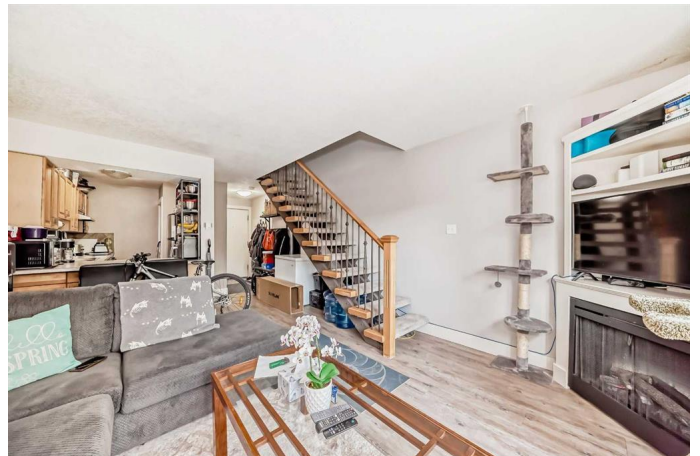
**\$279,900**

2 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Vacant and ready to go. The ultimate inner city location, located in the highly desirable Crescent Heights neighborhood, just minutes away from downtown. A rare and unique opportunity, this condo boasts a two-story floor plan perfect for those looking for a personal residence or a highly desirable investment property. The focal point of this condo is the open riser staircase, adding a loft feel to the residence and providing separation from the living space and bedrooms. The spacious main floor features a large kitchen with breakfast bar and gleaming stainless steel appliances. The functional Living Room is perfect for entertaining and hosting board games nights or curling up with a great book in front of the fireplace. The spacious deck offers great views and is the perfect space for enjoying your morning coffee. Head upstairs to find two spacious bedrooms and a full bath. This unit features the convenience of in-suite laundry and comes with an assigned, parking stall and storage cage. This 8 unit self-managed condo is well run making it a great choice for buyers and investors. Crescent Heights is trendy, highly desirable area featuring hip breakfast eateries, an abundance of restaurants, craft pubs, green space, and clothing stores. Enjoy the quick and easy commute to downtown Calgary. Indulge in a lifestyle of walkability and convenience. Call your favorite agent right away and book your showing as this investment opportunity is truly one to be



desired.

Built in 1963

### **Essential Information**

MLS® #	A2177109
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	1963
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	4, 810 2 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3G4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s)
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	2

### **Exterior**

Exterior Features	Other
Construction	Concrete

### **Additional Information**

Date Listed	November 3rd, 2024
Days on Market	129
Zoning	R-CG

### **Listing Details**

Listing Office	Power Properties
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